

APPROVED DEVELOPMENT CONDITIONS

PRC C-377

July 1, 2013

If it is the intent of the Board of Supervisors to approve PRC C-377 located at 10824 Cross School Road, Tax Map 27-1 ((3)) 2, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Sunrise Valley Elementary School - Renovations and Additions" prepared by Adtek Engineers, consisting of 9 sheets, and dated February 21, 2012 as revised through May 10, 2013. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The applicant shall reduce the potential for conflicts between vehicles picking up or dropping off students and motorists parking along the pick-up and drop-off lane. To accomplish this goal, the 27 parking spaces located along the pick-up and drop-off lane shall be reserved for employee parking as well as loading and unloading activities for the School Age Child Care Program (SACC). The applicant shall clearly identify the reserved spaces with signs, striping, or another acceptable manner prior to the issuance of a Non-Residential Use Permit (Non-RUP).
3. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by Department of Public Works and Environmental Services (DPWES).
4. Irrespective of the supplemental landscaping shown on the PRC plan, the number, location, and types of all supplemental trees and shrubs to be planted on site shall be subject to the review and approval of the Urban Forest Management Division (UFMD).
5. The final alignment for the asphalt trail along Cross School Road shall be field located to select an alignment that minimizes disturbance of mature, healthy trees and ensures pedestrian visibility from the Cross School Road right-of-way, subject to the review and approval of UFMD. The minimum clear zone prescribed in the PFM may be reduced subject to UFMD and Fairfax County Department of Transportation (FCDOT) approval. Irrespective of the asphalt trail width shown on the PRC plan, the asphalt trail shall be a minimum of six feet wide.
6. After clearing for the proposed asphalt trail along Cross School Road, where open areas exist within areas designated as screening yard, additional supplemental planting shall be provided as determined necessary and approved

by UFMD staff to satisfy the intent of Transitional Screening 1 listed in Article 13 of the Zoning Ordinance. Planting shall not occur where it will conflict with the Virginia Department of Transportation (VDOT) required sight distance easement.

7. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development.
8. If at the time of site plan review, DPWES determines that a potential health risk exists due to the presence and/or disturbance of asbestos-containing rock on the Property, the Applicant shall:
 - a) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and,
 - b) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
9. The applicant shall demonstrate to DPWES prior to building permit approval that the Architectural and M/E/P strategies listed in Exhibit A shall be considered and incorporated into the design of the school building additions to the extent possible.
10. The applicant shall notify the Northern Virginia Regional Park Authority (NVRPA), which owns and operates the Washington and Old Dominion Trail adjacent to the subject property, of plans and construction activities that may impact the use of the trail prior to final site plan approval. The applicant shall assign a Fairfax County Public Schools (FCPS) employee or designee to act as a contact for information about the project. The contact information for the FCPS employee or designee shall be provided to the NVRPA and the Hunter Mill District Office.
11. Mechanical equipment located on the ground shall be fully enclosed with a masonry wall or other similar material. The height of the masonry wall shall be a minimum of one foot higher than the maximum height of the enclosed equipment.
12. The applicant shall include the information listed in Part 10(F) of Section 18-202 of the Zoning Ordinance on the site plan at the time of site plan review.
13. Notwithstanding the 12-foot wide stormwater management access road shown in the PRC Plan, the applicant may extend the access road located east of the on-site cul-de-sac and south of the classroom expansion to accommodate the PFM requirements for access to the infiltration trench. This access road extension shall be subject to the review and approval of DPWES.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures.

Response: Fairfax County Public Schools has in place several policies and/or regulations relating to sustainability and environmental stewardship. These guidelines are covered in School Board Policy 8542 – Environmental Stewardship, School Board Regulation 8542 – Energy Conservation Measures and School Board Regulation 8541 – Recycling Requirements for all FCPS Facilities. While no specific certifications are being sought for this facility, sustainable/green techniques are being implemented in the design for the project. Some specific efforts for the Sunrise Valley School project include, but are not limited to, the following:

Site/Civil

- 1. 9 proposed water quality structures (FILTERRA's) treating 2.2+/- acres of pavement/roof areas.**
- 2. 4.0+/- acres of site existing tree area to be placed in Conservation Easements for water quality credit.**
- 3. The existing site has approx. 6.5 acres of tree cover. The County tree cover requirement is 1.5 acres. The proposed plan will provide 18 new trees to supplement the site screening.**
- 4. Site parking lights will be LED.**

Architectural

- 1. Construction waste management program minimizing the amount of non-hazardous construction waste disposal into landfills, and salvaging as much non-hazardous waste as possible for shipment to recycling collection centers.**
- 2. Specifying certain construction materials with known recycle content when possible (i.e. Gypsum board, acoustical ceilings etc.).**
- 3. Specifying Paints and adhesives with low VOC contents and meeting OTC Regulations in compliance with the Federal Clean Air Act.**
- 4. Providing upgraded building envelop including new insulated glazing, new heat reflective surfaced roofing with improved insulation.**

M/E/P

- 1. The specification of high efficiency urinals and water closets with low flow requirements (1.3-1.6 GPF)**
- 2. The use of new higher efficiency heating and cooling systems**
- 3. The use of new energy efficient lighting and lamps throughout the building with occupancy sensors.**
- 4. The use of a digitally control Building Automation System.**

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Department of Planning & Zoning

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Zoning Evaluation Division